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**Sent:** 9/20/2016 2:56:20 PM  
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**Subject:** Remedy Selection Process Scoping Meeting - Follow up - Former Westinghouse Equipment Repair Facility

Dear all,

The purpose of this e-mail is to confirm the items that were discussed and agreed during the Remedy Selection Process Scope Meeting held on September 14, 2016.

From the data submitted to DTSC to this date, it appears that a Land Use Covenant (LUC) may be pertinent to protect against potential future exposures to chemical of potential concerns (COPCs; arsenic, semi-volatile organic compounds [SVOCs] and total petroleum hydrocarbons [TPH]) that may be present in soils beneath the warehouse building area under Health and Safety Code (HSC) section 25355.5(a)(1)(C) jurisdiction.

Furthermore, it was agreed that a LUC and asphalt/concrete cap (as long it does effectively preclude surface water infiltration and act as a hydraulic barrier to reduce the potential for contaminant migration toward ground water) may be appropriate in the sections of east side of property (roughly the same area where the formerly underground storage tanks were once present) that previous Site characterization conducted at the Site reported presence of TPHs at depths from 15 to 25 feet below grade surface (bgs) with concentrations above San Francisco Bay Regional Water Quality Control Board (SFRWQCB) environmental screening levels (ESL). If selected, the LUC and asphalt/concrete cap may protect against potential future exposure and may prevent potential impacts to the groundwater quality.

Conceivably, the LUC and asphalt/concrete cap may also be applicable to prevent potential future exposures to polychlorinated biphenyls (PCBs) present in soils at the Site, as PCBs are still present in: (i) soils beneath the warehouse building area; (ii) in the east side of the Site, specifically, near the northeast corner of the warehouse building structure and shallows soils along the east property boundary. However, under the self-implementing provisions of the Toxic Substances Control Act (TSCA) PCB regulations at 40 CFR 761.61(a), Former Westinghouse Equipment Repair Facility (Westinghouse) is required to submit a cleanup plan (notification) together with a certification to United States Environmental Protection Agency (USEPA) for review and approval, and USEPA should be involved in the oversight of TSCA PCB remedy activities. Note that for those areas that Westinghouse may choose to leave in place PCB in soils with concentrations less those limits specified at 40 CFR 761.61 (up to 50 ppm) but higher than 1 ppm and select a cap (asphalt/concrete) as the chosen remedy, the cap must comply with the requirements, at minimum, established at 40 CFR 761.61 (a)(7) and (a)(8).

DTSC anticipates that Westinghouse will submit a removal work plan (RAW) for review and approval. It was determined in the Remedy Selection Process Scope Meeting that Westinghouse may select the remedy soil vapor extraction (SVE) as the chosen remedy, however, the radius-of-influence (ROI) of the SVE as indicated in the SVE Pilot Study need to be revised, as it may not reflect the specific Site conditions due to, seemingly, channeling influence of the porous soil material present at the Site. Additionally, DTSC anticipates that the RAW will address all COPCs have been reported in the Operable Unit 2 (OU2 – soil and groundwater not associated with Area 1 [PCB soil cleanup in the rail spur, chemical storage and loading dock area {NE corner warehouse building structure}]), and a LUC, soil management and groundwater monitoring will be recommended, as appropriate.

DTSC anticipates that the LUC would obey the Civil Code section 1471 and HSC sections 25222.1 and 25355.5, and the use of Site will be restricted and conform to the requirements of California Code of Regulations, Title 22, section 67391.1. Further, DTSC anticipates that the LUC would require Westinghouse to prepare a Soil Management Plan (SMP). The SMP will be appropriate for any soils that are unearthed while performing any maintenance and/or redevelopment at the Site in those areas that will be under a LUC or the

portion of the Site that is known to be impacted by volatile organic compounds (VOCs), and will be under an active remedy according to the anticipated RAW.

Note that the LUC will: i) prohibit use of the Site for residential and other unrestricted land uses, ii) prohibit interference with the asphalt/concrete cap at the Site, and iii) require operation and maintenance activities, including cap inspection and monitoring and, if necessary, abatement activities. If use of the Site changes, further action, including further investigation and/or cleanup activities may be required.

DTSC anticipates that Westinghouse will submit a work plan for a groundwater monitoring that will be conducted at the monitoring wells installed at the Site (MW-1 through MW-5) to observe if groundwater concentration trend from previous groundwater monitoring efforts (1/2006 and 6/2009) remains similar and determine a baseline prior to implementation of the chosen remedy. DTSC anticipates that the following, as a minimum, chemicals will be investigated in the discrete groundwater samples that will be collected during the groundwater monitoring event: tetrachloroethylene (PCE), trichloroethylene (TCE), 1,2-dichloroethane (1,2-DCA), 1,1,2-trichloro-trifluoroethane (Freon 113), cis-1,2-dichloroethane (1,2-DCE), benzene, toluene, ethylbenzene, xylenes (BTEX) and TPH.

Finally, DTSC will attempt to the possible extent to reach Union Pacific Railroad to facilitate an access agreement between Westinghouse and UPRR to complete the lateral/vertical delineation of PCBs-impacted shallow soils along the east property boundary. DTSC will keep all interested parties with any progress of this effort, and if needed, a new approach will be determined to complete this task.

I look forward to working collaboratively with you to more fully develop a path forward regarding the completion of the voluntary action process. If you have any questions or would like additional information please contact me at 818-717-6615 or [moises.carvalho@dtsc.ca.gov](mailto:moises.carvalho@dtsc.ca.gov).

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